



**Price/premium** £35,000

**Rent** £15,000 Per annum

**Size** 205 Square feet

**Ref** #3188

## Address

**Address:** 122 High Street

**Postcode:** TW17 9BG

**Town:** Shepperton

**Area:** Surrey

## Location

Close to the junction with Russell Road. Shepperton has a good mix of multiple and independent cafes, restaurants and shops including Sainsburys and Co-op. Shepperton studios are currently undergoing a major expansion and the mainline station is within easy walking distance.

## Description

Business for sale- Please view only by prior appointment through us.

Leasehold guide price £35,000, to include goodwill, fixtures, fittings and equipment.

New commercial lease available for term to be agreed.

Our client has run a successful barbers from these premises for some 25 years and is now retiring. The business opens 6 days per week and the shop will benefit from full business rates relief, subject to the usual criteria. There is a kitchenette and toilet to the rear of the unit.

The adjacent similarly sized shop, which benefits from an alcohol license, is also available on a new lease at a guide commencing rent of £12,000 p.a.- see website reference #3189.

EPC band C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£35,000
<b>Rent:</b>	£15,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease for a term to be agreed.
<b>Trading hours:</b>	6 days per week- closed Sundays.
<b>Years established:</b>	25.
<b>Client involvement:</b>	Full.

## Features

- ✓ Business for sale
- ✓ Densely populated area
- ✓ High Street location
- ✓ Long established
- ✓ Turnkey opportunity
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

